



Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

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EXHIBIT A

16-Ft. Electric Easement

FIELD NOTES to all that certain tract of land situated in the W. D. Durham Survey Abstract Number 330, Town of Shady Shores, Denton County, Texas and being a part of Lot 1, Block A, Adkisson Ranch School Addition as shown by the plat thereof recorded in Cabinet Y, Page 18 and 19 of the Plat Records of Denton County, Texas; the subject easement being more particularly described as follows:

BEGINNING for the Southwest corner of the easement being described herein at a 60D nail set on the dedicated North right-of-way line of Shady Shores Road and the South line of the said Lot 1, Block A from which a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Southwest corner thereof bears North 83 Degrees 52 Minutes 37 Seconds West (Base Bearing) a distance of 73.85 feet;

THENCE Northerly then Southerly across the said Lot 1, Block A the following 9 calls:

1. North 00 Degrees 26 Minutes 42 Seconds East a distance of 63.72 feet to a 60D nail set;
2. North 08 Degrees 19 Minutes 22 Seconds West a distance of 118.91 feet to a 60D nail set;
3. North 13 Degrees 12 Minutes 02 Seconds East a distance of 203.16 feet to a 60D nail set;
4. North 00 Degrees 22 Minutes 37 Seconds West a distance of 15.80 feet to a 60D nail set;
5. North 89 Degrees 37 Minutes 23 Seconds East a distance of 16.00 feet to a 60D nail set;
6. South 00 Degrees 22 Minutes 37 Seconds East a distance of 17.71 feet to a 60D nail set;
7. South 13 Degrees 12 Minutes 02 Seconds West a distance of 202.03 feet to a 60D nail set;
8. South 08 Degrees 19 Minutes 22 Seconds East a distance of 117.10 feet to a 60D nail set;
9. South 00 Degrees 26 Minutes 42 Seconds West a distance of 66.48 feet to a 60D nail set on the said North right-of-way line of Shady Shores Road and the South line of Lot 1, Block A from which a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Southeast corner thereof bears South 83 Degrees 52 Minutes 37 Seconds East a distance of 494.87 feet;

THENCE North 83 Degrees 52 Minutes 37 Seconds West with the North right-of-way line of Shady Shores Road and the South line of Lot 1, Block A, a distance of 16.07 feet to the Place of Beginning and enclosing 0.148 of an acre of land.

See accompanying Easement Exhibit



EXHIBIT "B"



* BEARING BASIS: SOUTH LINE OF LOT 1, BLOCK A ADKISSON RANCH SCHOOL ADDITION *

LOT 1, BLOCK A, ADKISSON RANCH SCHOOL ADDITION CAB. X, P. 62

REMAINDER OF CALLED 136.81 AC. TR. KEVIN ADKISSON TO ADKISSON RANCH, L.P. CFN 2007-39084

ROAD UNDER CONSTRUCTION

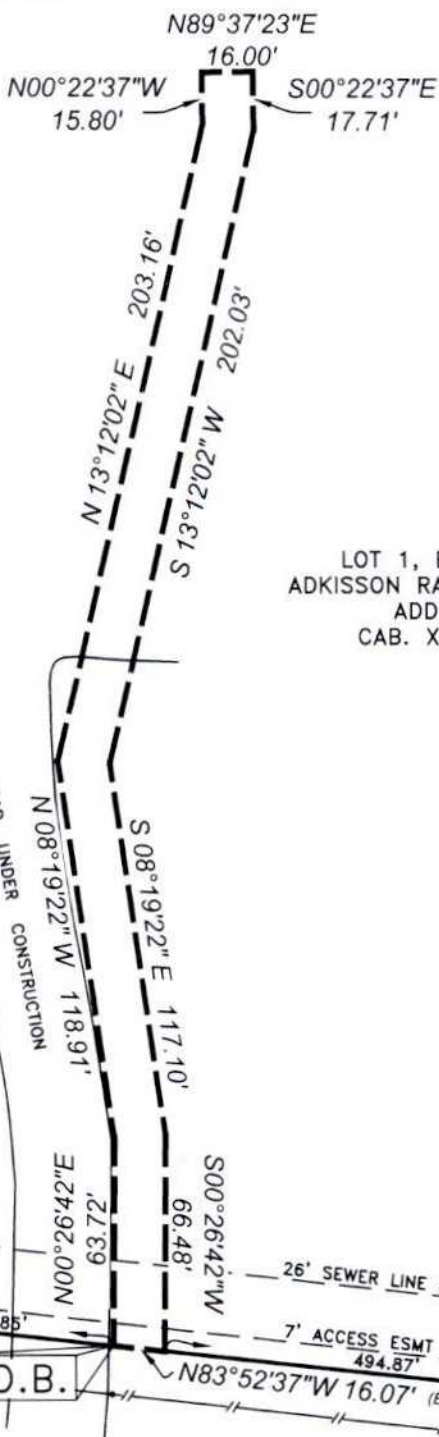
GARZA RD.

1/2" IRF CM
"COLEMAN RPLS 4001"

1/2" IRF CM
"COLEMAN RPLS 4001"

P.O.B.

SHADY SHORES RD.



26' SEWER LINE ESMT

7' ACCESS ESMT

N83°52'37"W 16.07' (BASE BEARING)

SEE ACCOMPANYING METES & BOUNDS DESCRIPTION

16-FT. ELECTRIC ESMT

0.148 OF AN ACRE
W. DURHAM SY. A-330
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS



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DRAWN: JMM JOB #: 12-1798
CHECKED: MGD DATE: 27 JUN 12
REVISED: SCALE: 1"=60'

Z:\GIS RECORDS\1798-1799\12-1798 ADKISSON RANCH ADDITION 4.5.12 (DSD) ENGINEERING SURVEY\PA1798-EP.dwg, 16-FOOT EASEMENT, 7/2/2012 10:43:55 AM